


## 28 Clappen Close, Cirencester, GL7 1WQ



**\*\* ANOTHER SOLD on Pembroke Park by Adkins Property \*\*** Welcome to Clappen Close - This stylish four-bedroom detached family home is For Sale at Pembroke Park | Cirencester. This property, built by the renowned David Wilson Homes in recent years, offers a perfect blend of modern living and comfort **\*\* NO ONWARD CHAIN \*\***

# 28 Clappen Close, Cirencester, GL7 1WQ

Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

### Description

As you step inside, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. The property boasts four well-proportioned bedrooms, providing ample space for a growing family or those in need of a home office.

With two bathrooms and a downstairs w/c, there will be no more morning rush-hour queues in this household. The convenience of parking for three vehicles ensures that you and your guests will always have a space to park without any hassle.

Situated in a popular residential area close to local schools, this home offers not just comfort but also convenience for families with children. Whether you're looking to settle down or upgrade to a larger space, this property ticks all the boxes.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and take the first step towards your dream family home in Cirencester.

### Ground Floor

With a welcoming entrance hallway providing access to the cloakroom, kitchen, sitting room and stairs.

The kitchen/family/dining room is open/plan with many integral appliances, and ample floor and wall units. There is handy storage space under the stairs and French doors to the rear garden. The utility room is adjacent with a new gas boiler and further storage units.

The sitting room is full length of the property with a bay window to the front and French doors to the rear garden.

### First Floor

Comprising of the principal bedroom with fitted wardrobes and an en-suite which contains a shower, handbasin, window and w/c. There are three further bedrooms, two of which also have fitted wardrobes. A family bathroom with bath, shower cubicle, handbasin, window and w/c. An airing cupboard is situated on the landing which provides storage for towels etc, and a cupboard opposite for further storage.

### Front Garden

Enclosed by a black wrought iron fence, there is a path to the front door and easy maintained decorative stone.

### Rear Garden

Facing mainly south, there is a large degree of privacy provided by trees planted at the bottom of the garden. Finished in artificial grass for ease of maintenance, there is a terraced area perfect for dining, relaxing and entertaining. Architecture lighting in the garden and a water feature make for very conducive al fresco dining.

### Garage & Parking

A single garage with an up and over door, and parking for at least two cars in front.

### Essentials

The windows and doors are painted engineered timber. Hot water and central heating is provided by a new gas fired boiler. EPC Rating: B

In accordance with the approved planning permission there are Public Open Space areas. The open space areas are not to be adopted by the Local Authority, therefore the long term management and maintenance of these will be under a Management Company - We are informed that Pinnacle are in place and the annual cost to each owner is approx. £300.

### Tenure - Freehold

### Council Tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000 : 2024/25 £2795.37 Valuation Band: E

### Area/Location

Pembroke Park is situated towards the eastern side of Cirencester and provides excellent access to local schools such as; Kingshill and Watermoor. The development was completed in 2018 and consists of approx. 94 homes, there's a central green area with a playpark. There are many areas to walk and Cirencesters market place is approx. 20 mins walk away.

Cirencester is a vibrant market town in Gloucestershire. This historic Roman town is just minutes from beautiful countryside, picturesque Cotswold villages and good road links via the M4 and M5 motorways. With many independent shops, cafes, bars and restaurants, there's regular weekly Charter Markets and the Farmers' Market, held on the 2nd & 4th Saturday of the month.

### Viewings

Viewings are welcomed by prior appointment Monday to Friday 8am - 6pm. Weekend and evening viewings are also available giving reasonable notice through ourselves - Our team look forward to hearing from you soon.

Residential Sales | Lettings | Management | Commercial

### Agents Notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc.

### Compliance

The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first. The total area may also include the garage if it has one. Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Please note that in accordance with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is formally accepted by our vendor.

Adkins Property Group is a member of propertymark and the Property Ombudsman (TPO).

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### Are you looking to sell?

If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.















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Floor Area: sq ft



**Disclaimer:** These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

Adkins Property Group  
Cirencester Office Park  
Unit 9, Tetbury Road, Cirencester, GL7 6JJ  
T: 01285 239486  
W: adkinspropertygroup.co.uk

